



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Listing Information Package

**396 Walnut Street, Collingwood**



**KAREN E. WILLISON** Sales Representative  
705-888-0075 | [kwillison@royalpage.ca](mailto:kwillison@royalpage.ca)

LOCATIONS **NORTH**  
REALTY





**CollaborativeRealEstate.ca**



2,165 sq. ft.



2 Kitchen



4 Bed



2 Bath



**KAREN E. WILLISON**  
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO  
 kwillison@royallepage.ca  
 Cell: (705) 888-0075  
 www.CollaborativeRealEstate.ca

# 396 WALNUT Street, Collingwood, Ontario L9Y 4C7

Client Full 396 WALNUT St Collingwood MLS® #: 40100455  
**Active / Residential** Price: **\$649,000**



**Simcoe County / Collingwood / CW01-Collingwood**  
**Bungalow Raised / House**

	Beds	Baths	Kitch
Lower	2	1	1
Main	2	1	1

Beds: 4 ( 2 + 2)  
 Baths: 2 ( 2 + 0)  
 SF Total: 2,165/LBO provided  
 SF Range: 1001 to 1500  
 Abv Grade Fin SF: 1,110.43/LBO provided  
 Blw Grade SF: 1,054.42/LBO provided  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$3,230/2020

Remarks/Directions

Public Rmks: **Great investment opportunity on a mature street in the town of Collingwood. A delightful raised bungalow with lots of character and a bright and spacious feeling for a home this size. Large, covered front porch, private fenced lot and single car garage with entrance to the house and to the basement. There are two separate self-contained units here which both come with five appliances. The main floor has two bedrooms, a dining room/den with walkout to the rear deck, as well as large living room with a gas fireplace and separate kitchen where the laundry facilities are. The lower level enjoys a separate entrance, two bedrooms, large bathroom, open concept living and kitchen area with good ceiling height and its own laundry area. Both floors are very well-maintained, freshly painted and livable spaces. Nice location in the tree streets on the west side of town with easy access to shopping, skiing at Blue Mountain, several schools, the public pool and parks as well as public transportation. Double paved driveway for four cars. Limited openings for showings to account for tenant schedules and Covid restrictions, contact for times and tenant details. Basement tenant will vacate as of June 30th.**

Directions: **Hurontario Street, West on Seventh Street, South on Walnut to sign on West side.**  
 Cross St: **Seventh Street**

Common Elements

Exterior

Exterior Feat: **Deck(s), Patio(s), Porch, Privacy, Private Entrance, Recreational Area, Storage Buildings, Year Round Living**

Construct. Material: <b>Brick Front, Hardboard, Stone</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced: <b>2013</b>	Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>1987//Owner</b>	Apx Age: <b>31-50 Years</b>
Property Access: <b>Municipal Road, Paved Road</b>	Rd Acc Fee:
Other Structures: <b>Fence - Full</b>	Winterized: <b>Fully Winterized</b>
Garage & Parking: <b>Attached Garage, Private Drive Double Wide, Asphalt Driveway, Inside Entry</b>	Garage Spaces: <b>1.0</b>
Parking Spaces: <b>5</b>	Sewer: <b>Sewer (Municipal)</b>
Parking Level/Unit: <b>Driveway Spaces: 4.0</b>	
Services: <b>Parking Assigned:</b>	
	<b>Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone</b>
Water Source: <b>Municipal-Metered</b>	Water Tmnt:
Lot Size Area/Units: <b>/</b>	Acres Range: <b>&lt; 0.5</b>
Lot Front (Ft): <b>60.60</b>	Lot Depth (Ft): <b>90.20</b>
Location: <b>Urban</b>	Lot Irregularities: <b>90.2ft. x 60.6ft. x 89.71ft. x 60.6ft.</b>
	Acres Rent:
Area Influences: <b>Airport, Ample Parking, Beach, Campground, Dog Park, Downtown, Golf, Hospital, Library, Park, Place of Worship, Playground Nearby, Public Transit, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails</b>	Lot Shape: <b>Irregular</b>
	Land Lse Fee:
View: <b>Flat</b>	Retire Com: <b>No</b>
Topography: <b>None</b>	Fronting On: <b>West</b>
Restrictions: <b>Simcoe County District School Board, Simcoe Muskoka Catholic District School Board</b>	Exposure: <b>East</b>
School District: <b>Collingwood Collegiate Institute, Pretty River Academy</b>	
High School: <b>St. Mary's, Cameron Street PS, Pretty River Academy</b>	
Elementary School:	

Interior

Interior Feat: **Ceiling Fans, In-law Capability, Sump Pump, Water Heater**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Separate Entrance**  
 Laundry Feat: **Lower Level, Main Level**  
 Cooling: **Ductless, Other**  
 Heating: **Baseboard, Electric, Fireplace-Gas, Gas, Heat Pump**  
 Fireplace: **1/Living Room, Natural Gas** FP Stove Op: **Yes**  
 Under Contract: **Hot Water Heater** Contract Cost/Mo: **41.79**  
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer**  
 Add Inclusions: **Basement Dishwasher, Dryer, Refrigerator, Stove, Washer, Hot Water Tank (Rental), Portable Air Conditioning Units (2)**  
 Exclusions: **None**  
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 33 S/S SEVENTH ST PL 45 COLLINGWOOD; PT LT 34 S/S SEVENTH ST PL 45 COLLINGWOOD PT 2, 51R14361; COLLINGWOOD**  
 Zoning: **Residential** Survey: **Unknown/**  
 Assess Val/Year: **\$284,000/2021** Hold Over Days: **120**  
 PIN: **582750133** Occupant Type: **Tenant**  
 ROLL: **433107000408101** Deposit:  
 Possession/Date: **Flexible/**  
 Possession Rmks: **Flexible or 90 days**

Brokerage Information

List Date: **04/21/2021**  
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)  
 Source Board: **Southern Georgian Bay**

Prepared By: **KAREN E. WILLISON, Salesperson**

Date Prepared: **04/26/2021**

POWERED by [itsorealestate.com](#). All rights reserved.

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

MLS® #: 40100455

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Eat-in Kitchen	Main	14' 8" X 10' 11"	4.47 X 3.33	Double sink, Laundry, Pantry, Tile Floors
Dining Room	Main	14' 0" X 7' 4"	4.27 X 2.24	Laminate, Open Concept
Living Room	Main	14' 0" X 11' 8"	4.27 X 3.56	Fireplace, Laminate, Open Concept
Den	Main	9' 10" X 9' 11"	3.00 X 3.02	Laminate, Sliding doors, Walkout to Balcony/Deck
<u>Desc: Closet</u>				
Bedroom Primary	Main	13' 3" X 11' 7"	4.04 X 3.53	Laminate
<u>Desc: Closet</u>				
Bedroom	Main	13' 3" X 10' 0"	4.04 X 3.05	Laminate
<u>Desc: Double Closets</u>				
Bathroom	Main	6' 6" X 11' 7"	1.98 X 3.53	4-Piece, Tile Floors, Wainscoting
Eat-in Kitchen	Lower	13' 2" X 13' 9"	4.01 X 4.19	Double sink, Laminate
Family Room	Lower	22' 10" X 12' 7"	6.96 X 3.84	Broadloom
Bedroom	Lower	10' 6" X 12' 7"	3.20 X 3.84	Laminate
<u>Desc: Closet</u>				
Bedroom	Lower	9' 1" X 13' 8"	2.77 X 4.17	Laminate
<u>Desc: Closet</u>				
Bathroom	Lower	7' 8" X 13' 9"	2.34 X 4.19	4-Piece, Laminate
Laundry	Lower	5' 6" X 9' 10"	1.68 X 3.00	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.



COLLABORATIVE  
REAL ESTATE

10 Favourite Things About This Home  
396 Walnut Street, Collingwood, ON L9Y 4C7

1	Large Covered Front Porch
2	Two Kitchens
3	5 Appliances on Both Levels
4	Two Separate Entrances
5	Spacious, Well-Lit Living Rooms
6	2 Large Bathrooms
7	Private Back Yard with 2 Separate Spaces
8	Great Tenants
9	Quiet Neighbourhood
10	Close to Blue Mountain and Downtown



COLLABORATIVE  
REAL ESTATE

**Expense/Utility/House Details**

396 Walnut Street, Collingwood, ON L9Y 4C7

**House Details**

Item	Year	Notes
Year Home was Built	1987	
Air Conditioner	Heat Pump - lower level	2 Portable A/C units - main level
Roof	2013	
Heat Pump	Fujitsu - Fall 2018	A/C, humidifier & heating unit

**Fees and Utility Costs**

Utility	Yearly Cost	Provider
Current Property Taxes	\$3,230.00	The Town of Collingwood
Insurance Premium	\$2,100.00	Wawanesa
Gas	\$507.11	Enbridge
Hydro	\$4,260.43	Epcor
Rental Equipment Contracts	\$501.48	Hot Water Tank - Reliance
Internet/Cable Provider		Tenants Have Own Accounts
Lawn/Garden Maintenance		Tenant Maintains
Snow Removal		Tenant Maintains

**Rental Equipment**

Item	Provider	Contact/Notes
Hot Water Heater (60 Gallon)	Reliance	September 2019

### Appliances

Appliance	Make/Model	Year/Notes
Refrigerator (2)		
Dishwasher (2)		
Stove/Oven (2)		Downstairs replaced - 01/2019
Microwave		Tenant Owned
Washer (2)		Downstairs replaced - 05/2018 Upstairs replaced - 08/2017
Dryer (2)		Downstairs replaced - 05/2018 Upstairs replaced - 08/2017

### Additions/Upgrades

Item	Year	Details/Notes
Deck	2013	
Sump Pump	2013	
Fence	2017	Separate backyard spaces
Garage Door Opener	2017	
Heat Pump	2018	Fujitsu
Broadloom	2019	Downstairs
Garage Door Spring & Cables	2021	

### Additional Notes:

Tenants pay rents early or on time.
Property has been a very low maintenance investment.
Basement tenant has purchased a home and will vacate on June 30th.

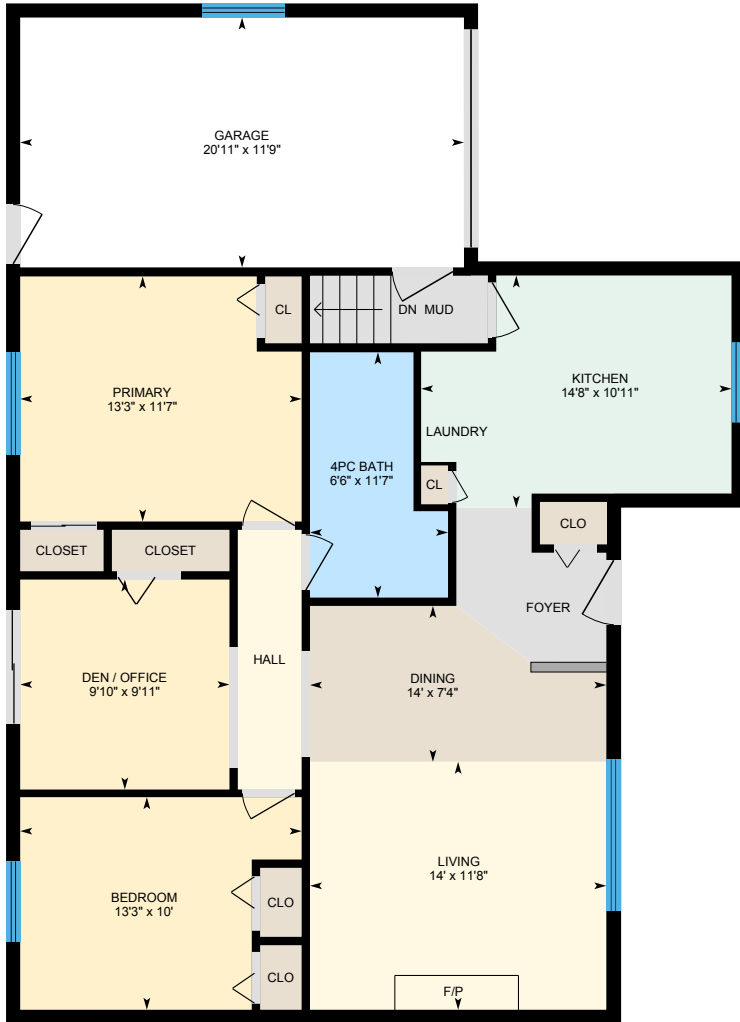
## Showing Schedule - 396 Walnut Street

April 20	Tues	No Showings
April 21	Wed	6:30 - 8:30pm
April 22	Thurs	6:30 - 8:30pm
April 23	Fri	6:30 - 8:30pm
April 24	Sat	6:30 - 8:30pm
April 25	Sun	3:30 - 5:30pm
April 26	Mon	3:30 - 5:30pm
April 27	Tues	3:30 - 5:30pm
April 28	Wed	6:30 - 8:30pm
April 29	Thurs	No Showings
April 30	Fri	6:30 - 8:30pm
May 1	Sat	6:30 - 8:30pm
May 2	Sun	6:30 - 8:30pm



# 396 Walnut St, Collingwood, ON

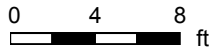
Main Building: Total Exterior Area Above Grade 1110.43 sq ft



**Main Floor**  
Exterior Area 1110.43 sq ft

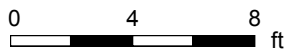


**Basement (Below Grade)**  
Exterior Area 1054.42 sq ft



# 396 Walnut St, Collingwood, ON

Main Floor Total Exterior Area 1110.43 sq ft  
Total Interior Area 1018.01 sq ft



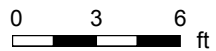
PREPARED: Apr 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 396 Walnut St, Collingwood, ON

**Basement** Total Exterior Area 1054.42 sq ft  
Total Interior Area 963.68 sq ft



PREPARED: Apr 2021



# 396 Walnut St, Collingwood, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

4pc Bath: 6'6" x 11'7"  
Bedroom: 13'3" x 10'  
Den / Office: 9'10" x 9'11"  
Dining: 14' x 7'4"  
Garage: 20'11" x 11'9"  
Kitchen: 14'8" x 10'11"  
Living: 14' x 11'8"  
Primary: 13'3" x 11'7"

##### BASEMENT

4pc Bath: 13'9" x 7'8"  
Bedroom: 13'8" x 9'1"  
Bedroom: 12'7" x 10'6"  
Family: 12'7" x 22'10"  
Kitchen: 13'9" x 13'2"  
Laundry W/Washer/Dryer: 5'6" x 9'10"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1018.01 sq ft  
Excluded Area: 246.78 sq ft  
Perimeter Wall Length: 139 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1110.43 sq ft

##### BASEMENT (Below Grade)

Interior Area: 963.68 sq ft  
Perimeter Wall Length: 136 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1054.42 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1018.01 sq ft  
Main Building Excluded: 246.78 sq ft  
**Main Building Exterior: 1110.43 sq ft**

# 396 Walnut St, Collingwood, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**

### Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.